

CHICAGO ILL JOURNAL
MAY 29, 1918**One Negro's Opportunity**

The United States as the country of opportunity affords a text upon which many a sermon has been preached. But the specific example is always more effective than the abstract presentation, and the story of Luther Manuel, as related in Sinclair's Magazine, is worth a whole volume of sermonizing.

Luther is a negro whose forbears were slaves of the Creek nation in the Indian Territory. When they became freedmen by treaty in 1866, they were entitled to "an equal interest in the soil and national funds" with their former Indian masters.

In 1898, congress directed the Dawes commission to make a list of all living Creek freedmen, and on this list Luther's parents were enrolled. Luther, however, was not yet born, and did not make an appearance until 1903. But the enrollment order was extended by amendment to 1905, which made the two-year-old child a beneficiary.

Luther was duly enrolled under the amendment, and thus became entitled to a quarter-section of land for his very own. Unfortunately for him, the good agricultural land of the Creeks had all been preempted, and nothing remained but rocky and barren tracts, supposedly worthless. Nevertheless, his father put in a claim, and 160 acres of land was deeded to the child.

Now comes the dramatic climax of the story. When Oklahoma "struck oil," Luther's land came under the speculative eye of the operators, and was leased from his guardian on a royalty basis. When the boy was 11 years old, the first barrel of oil was recovered from his land. The years since then have witnessed a complicated series of legal battles over the ownership of his rights, which are now fully secured to him by the final decision.

How many barrels have come from the despised quarter-section is not stated, but the 15-year-old boy is now one of the richest negroes in the United States. He owns office and apartment buildings and farms and automobiles, is the recipient of huge royalties, and has a plethora bank account.

"Opportunity" has indeed knocked at his door, and has not been denied an entrance.

Colored Tenants Warning!

Reports from various parts of the south indicate that there will be an unusually large influx of Colored people to Philadelphia and New York this spring and summer.

It has been stated by some of those who have been carefully investigating conditions in the southland that the exodus of these people will be as great if not greater than that of last year.

How will we house the people is the question of the day. All the desirable apartments in New York are rented and the increase in the Colored population of from 25,000 to 50,000 this summer will put apartments at a premium. *new-york age*

It has been customary for quite a number of tenants to give their apartments up during the summer months. My frank advice to you is not to follow that course this summer.

Don't give your apartment up. Hold on like grim death. We will not be able to supply the demand this fall.

To our tenants those in the Payton Apartments, 141st and 142d Streets, I hope you will heed this warning. You will not be able to obtain apartments like these this fall. *5-X-18*

We are going to overcome the coal troubles of last year by putting in one hundred tons a month beginning May 1st, thus insuring our tenants warm comfortable rooms even during the severest weather.

Yours for hearty co-operation.

E. C. BROWN,

President, Payton Apartments Corporation.

WASHINGTON D. C. ~~WIRE~~

MAY 5, 1918

RAPS RENT BOOSTERS.

Correspondent Places Them in Class with Money Sharks.

To the Editor The Washington Herald: I beg space through the columns of your valuable paper to say a few words in behalf of thousands of "old residents" of this city, both white and colored, who have become a shining mark and easy prey for the "rent profiteers" in the nation's capital.

All Washington still remembers that a few years ago there were companies of men who took such undue advantage of the clerks, and many others of this city, by lending money at such a shamefully high interest that they won for themselves the well deserved title of "loan sharks." Knowing that these so-called "loan sharks" were robbing the poor people beyond all bounds of reason, Congress stepped in and enacted a law which put them out of business.

But as bad as the loan sharks were they were nothing to be compared to the present "rent profiteers" in this city. And let us all rejoice in the fact that there are statesmen in the present Congress who, thank God, are fixing to "move upon the works" of the rent gamblers here who seem to be determined to make it impossible for the poor people to live in a house and at the same time have money enough left to buy a loaf of this so-called bread we eat.

House rent here at best is shamefully high, and if the unjust landlords raise the rents even a dollar more on the former price, the District Commissioners should take that as a fact to be true, ought not these pauper friends be counted worthy of consideration and protection by the powers that be? With all of his love of country there are some white in this sudden jump in house rent lies the fact that the colored people are known German spy and enemy than

being charged almost 50 per cent more than the former high price. Many of these people have been faithful tenants for ten, fifteen and twenty years, remaining with the same landlords or real estate agents, and today they must pay almost double the former rent. And in some cases, the wicked and ungrateful landlords have given the faithful colored tenants orders to "move out." They have ever refused to accept a higher rent offered by the old faithful colored tenants.

Shame! Shame on them! By forcing the payment of unreasonable and unjustly high rents many of the real estate owners have become independently rich off the hard-earned money of the colored people. And now to show how well they appreciate their faithfulness to them, they not only raise the rent, but give them orders to move out!

The loan sharks were put out of business, and Congress owes it to the people, both white and colored alike, to call a halt on these rent boosters. As they go up on the rent it should be taken as a great increase in the value of the property and the taxes should be raised accordingly. Isn't that fair?

But a word more about the colored people. Here are true and tried friends of the white people with the very stamp of patriotism and love of country written in their foreheads. And it goes without saying that these people have never been found wanting when called upon to do their part in defending the country, whether it be on the battlefield, in the trenches or with their little moneys.

They answered, "Here am I" to the first and second liberty loan call of the government, and rest assured that they will not be found wanting in the third call. Now, considering these facts to be true, ought not these patriotic friends be counted worthy of consideration and protection by the powers that be? With all of his love of country there are some white in this sudden jump in house rent lies the fact that the colored people are known German spy and enemy than

may to observe that the battery of the fellow who did not use a primer indicated advanced sulphation while the other battery was in excellent condition.

N. Y. C. HERALD
JUNE 2, 1918

NEGRO BABY SOLE HEIR TO \$400,000 ESTATE

MUSKOGEE, Okla.—As a result of an agreement sanctioned by the County Court Isaac S. Mason, Jr., a negro baby eighteen months old, became sole heir to an estate valued at more than \$400,000, thus becoming probably the richest negro of his age in the United States.

He is the son of Stella Manuel Mason, Creek freedman who died recently. His father, an officer of the Treasury Department in Washington, accepted \$12,000 as his share of the estate. There are no other direct heirs.

N. Y. C. SUN
FEBRUARY 18, 1918
MORE HOMES FOR NEGROES.

Negroes will occupy the row of five story flats at 2057 to 2071 Madison avenue, comprising the block front on the east side from 130th to 131st street. The property has been leased by Roger Foster to a client of J. B. Wood for a term at an aggregate rental of about \$50,000. The houses are now occupied by white tenants.

NEGRO DEVELOPMENT OF 1917 SHOWS BIG GAINS

Over \$150,000 Worth of Building and Developing On Foot.

In a report given out by the Building Inspector's office, a slump in building of \$5,000,000 occurred last year in Baltimore. Only about \$9,000,000 worth of new building operations were started against \$11,080,000 during 1916.

In suburban developments, in Towson, Catonsville, Govans and through Brooklyn and Patapsco Park, developments have been going on during the whole year. At Patapsco Park two new houses have been built, as have about half a dozen through the neighborhood of Brooklyn and vicinity. The greatest developments, however, are in the neighborhood of Govans and Towson.

At Govans Mr. Harry O. Wilson, a local Negro banker of prominence, has developed two sub-divisions, one on Wilson avenue, in Govans, and

one at the new Wilson Park, a few blocks from the proposed new Morgan College site.

It is estimated that Mr. Wilson has put at least \$75,000 into these new enterprises. On Wilson avenue six modern houses were built—latest improvements, electric lights, furnaces, gas and parkings for all of them. At Wilson Park several homes now are in the course of construction.

Although there was no building developments at Arlington, Mr. Wilson purchased and resold two solid blocks of houses on Denmore and Patapsco avenues.

Handwritten note: 13-14-18

Property - 1918

Negro Property In State Increases

PAY TAXES ON \$7,135,535 MORE
THAN LAST YEAR

Returns Show a Total Valuation of
Nearly \$50,000,000

Savannah
tribune

Tax returns for the year 1918 on all Negro property in the state of Georgia, which have been completed by W. H. Harrison, clerk in the office of Comptroller General Wright, show a total of \$47,423,449 worth of property held by Negroes, which amount is an increase of \$7,135,528 over the returns for 1917.

It is shown by the compilation of the figures that the Negro who remained on the farm has accumulated within the past year an additional three million dollars worth of hogs, horses and other cattle, while over \$700,000 has been spent in automobiles by Negroes in Georgia in the past twelve months.

The report discloses the fact that the dogs owned by Negroes are valued at almost the same figure as jewelry owned by them, the difference being two thousand dollars in favor of the jewelry.

One thousand six hundred and forty Negroes pay poll tax in Fulton county, while the returns in property values are \$2,389,260.

In Lee county 2,400 Negroes pay poll tax and 438 whites. The property returned by the former for this year is \$481,423, and by the latter \$2,311,848.

Towns county has not a Negro tax payer and Forsythe county has only three who return \$370 worth of property. Gilmer county has six Negro tax payers who return \$1,705 of taxable property.

Figures for all the Negro property are as follows:

Number of acres of improved land, 1,664,368, an increase of 57,922 acres over last year.

Value of improved land, \$13,979,380 an increase of \$781,196.

Market value of city or town property, \$13,987,665, an increase of town property for the year of \$159,093.

Amount of money and debts of all kinds, including notes, accounts, judg-

ments and fi fas, of all sorts, \$701,538, an increase of \$336,215.

Merchandise of every kind, including freights, fixtures and fertilizers for sale is valued at \$267,969, an increase of \$27,555.

Automobiles and motorcycles, \$946,031, an increase of \$746,722 over the same kind of property held by Negroes in 1917.

Household and kitchen furniture valued at \$4,519,396, an increase of \$455,863 for the year.

Value of jewelry, watches, silver plate of all kind, \$41,263, an increase

Value of horses, mules, hogs, sheep cattle and all other stock, \$10,116,625, an increase of \$3,046,361.

Market value of dogs, \$39,219, an increase of \$8,045.

Value of wagons, buggies, plantations and mechanical tools, \$1,904,920, an increase of \$632,170.

Value of other property not before enumerated, \$455,763, an increase of \$141,034.

Market value of property on default for 1918, \$463,680, which shows a decrease of \$189,593.

Aggregate value of whole property, \$47,423,449, an increase of \$7,135,528 over the returns of 1917.

PROPERTY INCREASE
tribune
THIRTY-FOUR MILLION
In Twenty-Eight Years Race Made
Big Increase

In the past thirty-seven years property owned by Negroes in Georgia has pyramided itself nine times. The increase in property holdings since 1890, when the first separation of the digests of the state was made, has been \$34,525,628.

These figures are shown in the annual report of Comptroller General William Wright, from which the following interesting figures giving the total property holdings of Negroes in this state for the years specified are taken:

1890	.....	\$ 5,764.21
1895	.....	\$ 8,153.33
1890	.....	12,322.00
1895	.....	12,941.22
1900	.....	14,118.77
1905	.....	20,616.44
1910	.....	32,233.99
1911	.....	34,022.33
1912	.....	34,703.44
1913	.....	34,740.88
1914	.....	38,603.33
1915	.....	38,821.66
1916	.....	38,234.55
1917	.....	40,287.99

THE POOREST LANDS MAKE THE RICHEST NEGROES IN OKLAHOMA

The Dallas Express
April 29, 1918.
MANY CREEK MINORS ATTAIN LEGAL AGE THIS YEAR. WILL

RELIEVE WHITE GUARDIANS OF RESPONSIBILITIES OF SAFEGUARDING MANY NEGRO FORTUNES

When the United States government made the allotments of 160 acres of land to members of the Five Civilized Tribes, beginning about 1899 and continuing for several years, the older Indians and Negroes secured their pick of the land. This fact explains the reason that almost all of the rich Creek Freedmen are minors, many of whom will not reach their majority for several years.

Those who had first choice of lands almost without exception selected the rich bottom farming land, leaving the rough mountainous country for those who came later. And here is where the youngsters won out for the rugged lands contained practically all of the oil and gas wells and with the opening up of these wells and the high prices of the products, money flowed in to them without the slightest effort.

Minors were generally supposed to come out second best and many is the father or guardian of these minors who tried to sell the 160 acres of rough land for a little ready cash, and in most cases failed. One example of this is especially striking. Bertha Rector, now 14 years of age, about 1909 tried her best through her guardian to sell her far off quarter section in the county court for \$400, but no one would bid even half that much for it. It could never be used for farming, they thought. But only a year or two later the oil discoveries in that section began and Sarah's land proved to be one of the best producers. Her income now is something like \$6,000 or \$8,000 a month, making her allotment worth close to a million besides the cash she is piling up for her possession when she becomes of age. During the present year the first few of these rich Creek minors will attain their majority and will have the disposal of their fortune in their own hands, taking this power away from the guardians and the county court. Just what this unlimited power over large sums will do for these almost uneducated, unbalanced Ne-

groes—for practically all of the Creek minors are full blood Negroes—will be interesting to see.

Edith Durant, who is 18 on July 2, 1917, owns one of the richest oil and gas producers in the famous Glenn Pool in Tulsa county, where the first oil was struck in this country. Lee Hays and Monday Durant, joint guardians, will hand over next July to her a lease by the Prairie Oil and Gas Company, giving her one-eighth of the production, \$100,000 in cash, \$50,000 in notes and mortgages and the title to a number of farms in Muskogee county, amounting in all to more than a million dollars. The oil lease was extended last May upon the payment of \$90,000 and the increase in royalty from a tenth to an eighth.

Edith has had much trouble with her guardians and money affairs. When her case had been transferred to Muskogee county in 1911 after four years' litigation—she has always lived near Boynton—the final report of her guardian, Tate Barnett, involved another legal battle, ending in the finding that he owed her about \$52,000 because of bad investments and management.

Sallie Hodge now Lee is another Creek minor who attains the legal age this year—in September. Harry Smith, a local real estate man, has charge of her fortune and will turn over to her and her husband next September the oil allotment, 600 acres of bottom farm land, \$100,000 in cash and \$50,000 in notes and mortgages. The lease on her land was also extended by the Prairie Oil and Gas Company last year by a bonus of \$90,000 and an increase in royalty to an eighth.

Sallie has been married for three years to Curtis Reed, a Muskogee Negro, and they have a child of two years. Sallie's allowance is only \$150.00 a month now, but specials for motor cars, trips and other incidentals bring the figure far above that mark. Every once in a while an additional amount is allowed by the county court for trips to the north in summer and to the south in winter, for Sallie's doctor says that she can't stand the extremes of heat and cold in this country. But the court will have nothing to

say about these expenditures or any of her others in a few months and it won't be long before all of these Creek minors come of age and show the community how to take care of their own swollen fortunes.

—The Democrat.
THE VALUE OF NEGRO PROPERTY IN THE CITY
tribune
7-6-18

It comes from the Appeal Tax Court that the greatest advance in property values in this city are in the neighborhoods occupied by our people.

Chief Judge Trippe is reported as saying that "there are few better real estate investments in the city today than the houses along Druid Hill avenue." While that is true the property "on the most fashionable part of Eutaw Place is decidedly on the decline," due "to the encroachments made by Negroes and foreigners in that vicinity of Druid Hill Park, not so much on Eutaw Place itself as on the streets around it." It is a well known fact that all good property in neighborhoods occupied by our people is a good investment, and this has been true for years even before colored people began to occupy houses along Druid Hill avenue, McCulloh street and the streets around them. The colored tenant has always willingly paid larger rent than the white tenant for a suitable house well located. And this is so because the real estate men know the desire and eagerness of the colored tenant to improve his home conditions and surroundings, and do not fail to ask him more when they have what he wants, and the colored tenant shut up as he has been in certain localities, seizes eagerly every opportunity to improve his situation even at a greater cost than others. Again well located property in a colored neighborhood is a good investment because such property is so available to colored tenants. The rush for Druid Hill avenue, McCulloh and such streets by the prosperous aspiring colored people is somewhat due to the fact that but few new sections with modern homes have been opened to or for them. While many such are open to and for the whites with smaller and more convenient houses. Again many of the white families who built, owned or occupied the large homes on Druid Hill avenue and like streets now occupied by colored people, are finding homes more convenient in every way—the up keep of which is smaller in new and suburban sections. Again it is the demand for good homes in colored neighborhoods and lack of supply that gives increased valuation to the property. While on the other hand—there are not so many white families as there used to be who are living in \$20,000 and \$30,000 homes. Such large establishments are not kept up in so large a number as formerly. The children of the parents who once occupied these palatial residences now live in apartment houses from preference or through force of circum-

...ances—others live in hotels—or in their fine suburban homes. While the old family home is occupied—by a club—a foreigner and not infrequently by a colored man.

The decline of property values in one of the most fashionable streets is not altogether due to the influx of foreign or colored population, but to the exodus of the former residents for reasons too numerous to mention. Men usually live where they want to and are able to meet the expense. There should be no quarrel with the man who chooses to live where he pleases if he is decent and demean himself as he should, and he should have none with the neighbor who prefers to leave the neighborhood and live elsewhere. We are sure that the self-respecting colored people are not seeking homes in white neighborhoods because they are white as such, but they are seeking the best homes they can get with the best environment for their money.

HOW BETTER HOUSING WORKED IN BALTIMORE

(Special to THE NEW YORK AGE.)

BALTIMORE, Md.—When Mrs. A. L. Horner, of this city, inherited the old family homestead a few years ago it appeared more of a liability than an asset. A colored section of the city covered what was once the farm; and nobody able to rent a big place would take it. Taxes threatened to eat it up. It is her story of how a depreciated property became a paying investment.

"I believed," she said, "that a large class of Negroes will care for a good home, if they can get one. Also, that the kind of Negroes the South cannot be feared in the pig-sty breed of houses we so often compel them to live in. I believed it would pay, only in the health, character, efficiency and happiness of the tenants, but in dollars and cents for the landlord, to provide for them good houses at reasonable rents. I started out to prove all that and I've made good on every count."

The big house was cut into four apartments, two on each floor, with two bedrooms, a bathroom and a kitchen-living room apiece. Each room has two windows, and gas is used for lighting.

"I made the kitchen as convenient and attractive as possible," she said. "I put in a kitchen dresser, porcelain sink and dish-drainer, hot water supply, built in coal box, good kitchen stove, and pipe for gas stove, which most of them buy for summer use. I put heating stoves in the bedrooms, and I papered to suit the tenants."

"The upstairs apartments rent for \$4.00 per week. Those downstairs bring \$3.50, because the stairway cuts off a little from one room in each. My tenants collect my rent weekly; so I save agents' fees, which must be borne in mind when I speak of profits. But I go there myself, and know every tenant. I know their troubles; and when there is sickness, or slack work, I wait for the rent. They always pay it later. I have hardly lost a dollar."

"And it pays—in money?"

"I clear ten per cent on my investment—clear it net, you understand. Yesterday I rent three rooms and bath for less

than two poor rooms rent for all about me. I have put \$11,000.00 into four new houses on the vacant land. All the apartments are three-roomed; with four there is the temptation to sublet, which is bad, morally and physically. This last investment pays as well as the first. My tenants stay with me. They take good care of the property. My rooms are rarely empty, even for a few days.

"The bathrooms hold them,—those at the hot water. They do like to be clean. It's not fair to house them in barns, or pocket high rents, and save our conscience with the notion that they're dirty and shiftless. Go out and get acquainted with your tenants, I say, and give them a decent chance. It pays, in folks and money too; I've tried and proved it for myself."

\$75,000 Apartment To House Race Folk

INDIANAPOLIS, Ind., July 20.

Plans for the construction of a forty-five apartment building at Northwestern avenue and Chicago street to cost approximately \$75,000, the first flat of this size to be built in Indianapolis exclusively for colored renters, has recently been announced by Oscar J. Ensley. According to plans now being completed by McGuire and Shook, architects, the flat will be a three-story brick with four store rooms facing Northwestern avenue. The rear part of the first floor will house eleven apartments and each of the upper floors seventeen. The property has a frontage of 95 feet and a depth of 130 feet. The apartments will be of the in-a-door-bed type. There will be a living room, dressing room, bath and kitchenette. Mr. Ensley expects the apartment to be completed by the first of the year.

OWN VALUABLE LAND IN NORTH CAROLINA

(Special to THE NEW YORK AGE.)

ASHEVILLE, N. C.—Interesting figures of development of property ownership by whites and colored in Buncombe County are shown in the recently completed report of the auditor, E. M. Lyd. According to this report, the Negroes of the various townships and of the city own real estate totalling 2,815 acres and valued at \$615,096, this valuation including \$546,392 in 1,213 town lots. In addition the valuation of personal property held by Negroes in the county totals \$60,412.

Property owned by white people is estimated at 14,803 town lots, valued at \$13,010,778; while the total value of white lands outside of the city is \$1,633, for 315,601 acres. Personal property is estimated at \$6,267,807. The grand totals show real and personal property owned by whites totalling \$25,840,218, as against \$675,508 for the colored ownership.

Much Property Purchased By Negroes

The Savannah Tribune
NEGROES WIDE AWAKE TO IMPORTANCE OF BUYING HOMES

G. H. Bowen, the "Real Estate Man," Makes Many Sales Past Few Weeks

12-2-18
Sales aggregating more than fifteen thousand dollars have been made to Negroes for home and investments in the past few days by G. H. Bowen, the "real estate man." Mr. Bowen stresses the fact that now is the time to buy real estate, before the big advance in prices which he is sure is bound to come; and his wide experience in Savannah real estate places him on the front line for observation of the trend of market prices.

Among the sales made by him are the following: 10 acre farm house, to Glen Perry of Philadelphia for the account of Mrs. O'Brien; 514 Price street, to Henry Baker of Waynesboro for the account of Mrs. Mary E. Kearney; No. 1 Sixth street, to Z. G. Ellison of Hilton, Ga., for the account of Arthur Durant; 442 Montgomery street, to E. Jones for the account of G. H. Bowen; No. 11 Third street, to P. A. Jenkins of Brunswick, Ga., for the account of J. H. Highsmith; 601 Oak street, to Mr. Harrison of Waynesboro, Ga., for the account of Mrs. Daisy Pearson; six houses on Charles street, to Mrs. B. Murray for the account of Dr. C. S. Donnell, and 517 Minis street, to Mrs. Mary Turner for the account of C. H. Skipper.

A NEGRO NOBLEMAN

The Dallas Express
Corsicana Sun: Charles Wood, colored, who lived in the Elm Flat country, near Kerens, and who was estimated to have been worth at least \$150,000, died Saturday night and the remains were laid to rest on his farm Monday afternoon. The deceased was between 75 and 80 years of age, and his property was mainly land in this and Freestone counties. The deceased began the accumulation of property soon after he was emancipated, and for a number of years before their deaths he cared for his old master and mistress, who had been impoverished by the Civil war. The deceased was a law-abiding citizen and was so regarded by all who knew him.

"For a number of years before their deaths he cared for his old master and mistress, who had been impoverished by the Civil war." Could anything have been said about Charles Wood, or could any mummery by a king, with an accompaniment of ceremonies before a palace throng, have conferred upon him a more genuine title to nobility than those words imply?

Nobility is not a thing of outward significance; it is not in a foolish coat of arms, or written upon a parchment and signed by a royal hand. Rather, it is a generous nature, a heart lighted with sympathy and understanding, and that such hearts may and do often abide in black bosoms is proved once more in the case of Charles Woods, who was an example of many.—Dallas News.

(Charles Woods was well known among his own kind and his loss is keenly felt by us.)

The Kansas City Sun
NEGRO LEFT \$50,000 ESTATE.
Prof. H. T. Kealing Owned Both City and Farm Property.

The will of Prof. H. T. Kealing, the Negro educator who died last week, was filed in the Wyandotte County Probate Court yesterday. He left \$50,000 in property, which is divided among his widow and children. The property consists of residences in Philadelphia and Bordentown, N. J., a ranch near Waco, Tex., and a farm in Wyandotte county.

SHANTIES MAR WASHINGTON

BOSTON MASS HERALD
SEPTEMBER 3, 1918

Titles of Negro Dwellings in Dispute Since Civil War

PALACES AND HOVELS STAND SIDE BY SIDE

In Washington these days great numbers of people, hunting (ofttimes vainly) through the city for a place to live, are astonished to see many desirable and obviously valuable lots in the most fashionable section occupied by wretched, tumbledown Negro shanties. Palaces and hovels often stand side by side.

The reason why is a curious story. At the close of the civil war there was a great influx of Negroes into Washington. The present fashionable northwest section was then a barren waste for the most part, with scattered vegetable patches. Land on which palaces now stand was worth 2 or 3 cents a square foot.

It was a suitable area on which to settle the Negroes, for whose accommodation shanties—not a few of them preserved to this day—were built.

The black men brought their wives and children with them. In nearly all instances they had been married without benefit of clergy—the customary method of uniting a couple under the slave regime being that of jumping over a broomstick.

This, of course, did not hold good in law, and the upshot of the matter was that many of the broomstick husbands eventually took unto themselves other and lawful wives, for the sake of a

change.

Later on, Congress made a law legitimizing the original slave wives and children, and therefrom sprang a rather odd situation. For every broomstick husband who had deserted his first mate and married again found himself with two lawful wives and two sets of legitimate offspring.

It is easy to imagine what confusion this made in the titles to shanties and patches of land owned by the Negroes. Quite commonly it happened that two sets of children claimed inheritance rights in a piece of property, and there seemed to be no way to settle the dispute.

Thus the property could not be sold for lack of satisfactory title, and on this account it is that desirable lots all over the "best" part of the city have continued for many years to be occupied by hovels.

Some of these titles never have been cleared up. But most of the shanties now remaining in eligible localities are held by Negro owners who are unwilling to sell, even though a huge price be offered.

They are poor. In most instances they are lazy and not thrifty. They spend all they earn. But they have a chronic dread of losing their homes—of being dispossessed and deprived of shelter. So long as they retain ownership of their shanties they are sure of a roof over their heads, and so they will not sell.

HOME OWNERSHIP BY NEGROES ADVOCATED

Special to The Christian Science Monitor from its Southern Bureau

MOBILE, Ala.—A movement, having for its object the promotion of home-ownership by Negroes, is being given wide publicity in this city. It is pointed out by many who have the betterment of conditions among the colored people at heart, that now is an excellent time for them to buy or build homes, especially those who have heretofore been unable to make a start in this direction. The Negroes were never so prosperous as at present, and many not only have splendid incomes from the high wages prevailing, but a large number of these have considerable savings accounts. This opportunity is one that has only recently come to the average southern Negro, by reason of the former low wage scale.

HEAVY FINE GIVEN ALLEGED PROMOTER

Otis W. Livingstone, alleged colored fake real estate promoter, who was accused of selling land to colored citizens of the city that he never owned, was given a fine of \$200 and costs and 30 days in the workhouse by Judge Budroe Friday on a charge of obtaining money under false pretenses. The fine was suspended on condition that Livingstone reimburse his alleged victims.